

Garden Flat , 10 Lyndhurst Gardens



Existing Rear Extension

DESIGN AND ACCESS STATEMENT

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REF 0051
DATE 18/12/2015
CLIENT Carly Madhvani
PROJECT AT Garden Flat , 10 Lyndhurst gardens, NW3 5NR
PROJECT Internal Alterations.

Proposed Development in Brief

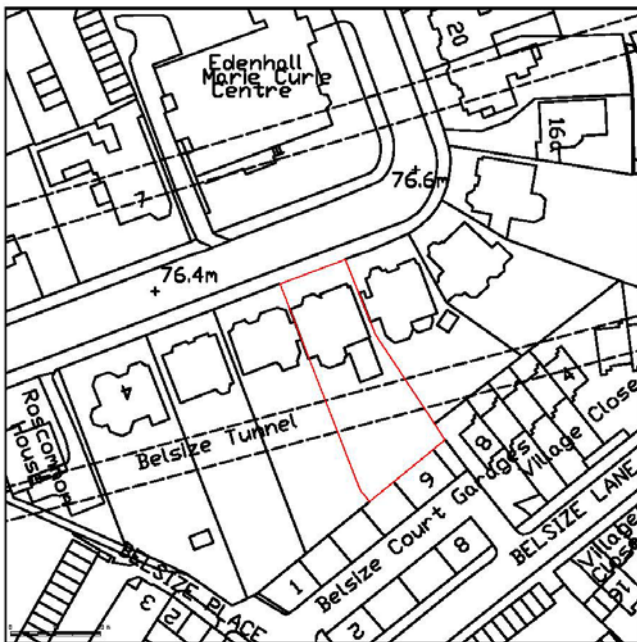
The enclosed full planning application relates to the following works:

- demolition of some internal partitions
- reconfiguration of internal layout
- Removal of existing rooflights on existing side extension
- proposed new roof lights on existing side extension

Application Site

10 Lyndhurst Gardens is an apartment which occupies the lower ground floors of an 1800 detached villa and incorporates a private garden to the rear. The garden backs onto Belsize court garages to the rear. The building is grade II Listed and it is in conservation area.

Location Map



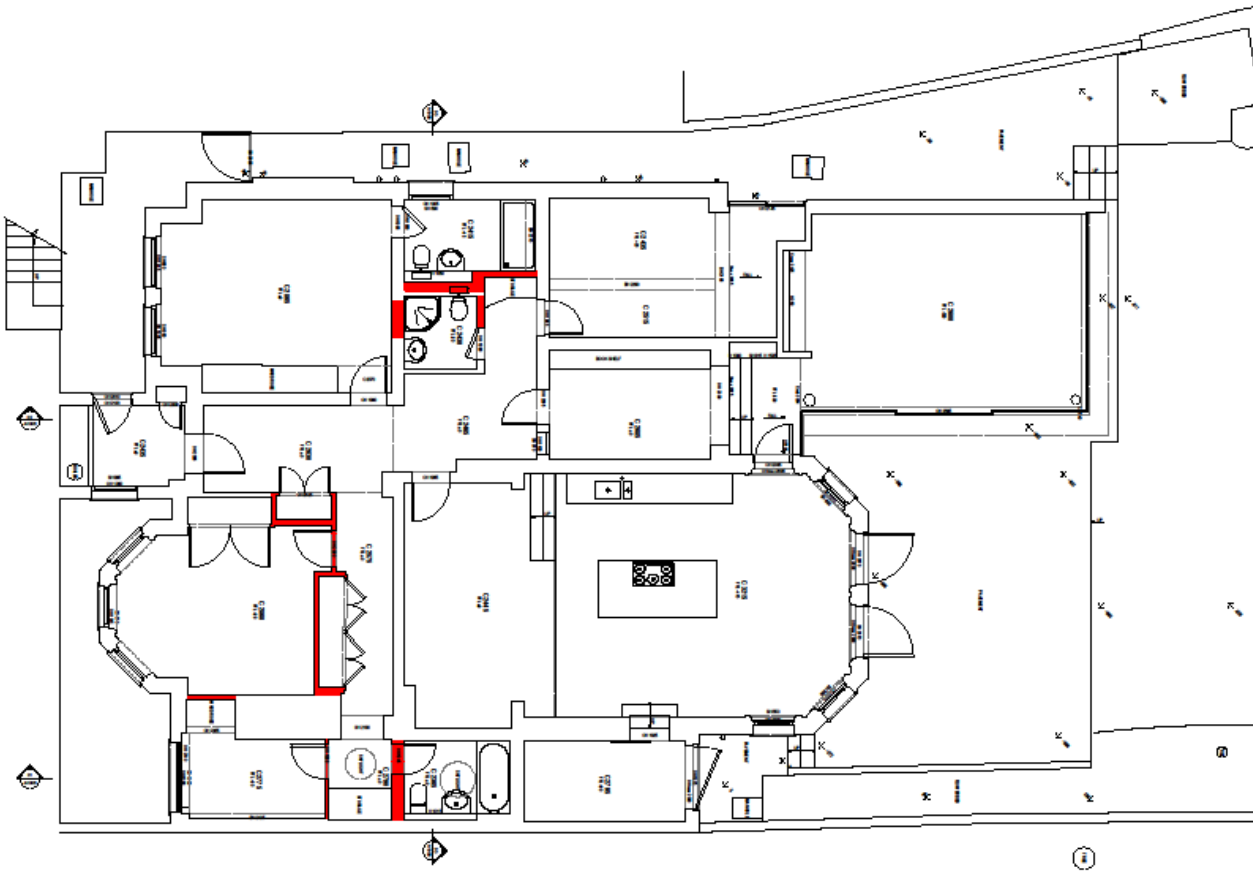
Existing use

At present, the existing lower ground floor is in good conditions and used as residential. It has an extension to the rear garden built in 2007.

The existing area of the flat is 228 sqm and comprise 3 double bedrooms, 1 single bedroom, 3 bathrooms, 1 kitchen- dining area and one living area.

The flat has been already altered and no original architectural feature are visible in the proposed areas of works.

Existing Lower Ground floor Plan and Garden



Proposed use

The proposed **internal alteration** is to create an ensuite bathroom into the existing side extension and reconfigure the master bathroom. The flat will comprise 3 double bedrooms, 1 single bedroom, two bathrooms, living room and kitchen/dining area.

Proposed Plan

